

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Jarrettsville Pike, 900' N
of Sunny View Drive
(13522 Jarrettsville Pike)
10th Election District
3rd Councilmanic District

Kostas Krywonis, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-230-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Administrative Variance for that property known as 13522 Jarrettsville Pike, located west of Blenheim in the vicinity of Phoenix. The Petition was filed by the owners of the property, Kostas and Teresa Krywonis. The Petitioners seek relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet for a proposed attached garage and a rear yard setback of 45 feet in lieu of the required 50 feet for the existing dwelling. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

MICROFILMED

ORDER RECEIVED FOR FILING

Date

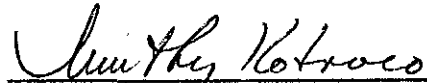
By

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet for a proposed attached garage and a rear yard setback of 45 feet in lieu of the required 50 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 2/1/95

By [Signature]

RECEIVED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

February 1, 1995

Mr. & Mrs. Kostas Krywonis
13522 Jarrettsville Pike
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Jarrettsville Pike, 900' N of Sunny View Drive
(13522 Jarrettsville Pike)
10th Election District - 3rd Councilmanic District
Kostas Krywonis, et ux - Petitioners
Case No. 95-230-A

Dear Mr. & Mrs. Krywonis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,

A handwritten signature in cursive script that reads "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

✓ File





Petition for Administrative Variance

95-230-A

to the Zoning Commissioner of Baltimore County

for the property located at 13522 Jarrettville Pike
which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) TAO 3.4B.2 to allow A 60 Ft.

Side yard setback in lieu of the required 50' for an attached garage
and a 45 ft rear yard set back (existing) in lieu of the required
50 ft. in an RC-4 zone

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) The garage can not be built in any other place because of
other obstructions. The back yard contains a well and an abundance
of trees that are located just above the house. The practical difficulty
for this garage is based on convenience and protection of the vehicles
as well as, the security during harsh weather.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

KOSTAS KRYWONIS
(Type or Print Name)

Kostas Krywonis
Signature

13522 JARRETTVILLE PIKE
Address

PHOENIX MD 21131
City State Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

KOSTAS and TERESA KRYWONIS
(Type or Print Name)

Kostas Krywonis
Signature

(Type or Print Name)

Teresa Krywonis
Signature

13522 JARRETTVILLE PIKE (410)683-4656
Address Phone No.

PHOENIX MD 21131
City State Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: JOA DATE: 1-3-95

ESTIMATED POSTING DATE: 1-16-95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 227

ORDER RECEIVED FOR FILING

Date 1/1/95



Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 13522 Jarrettville Pike
address
Phoenix MD 21131
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

See other side.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Kostas Krywoni
(signature)
KOSTAS KRYWONIS
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

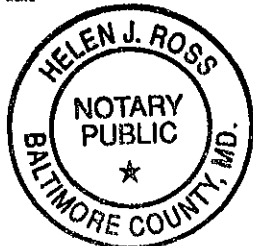
I HEREBY CERTIFY, this 27th day of DECEMBER, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

KONSTANTY KRYWONIS

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

12-27-94
date



Helen J. Ross
NOTARY PUBLIC

My Commission Expires:

My Commission Expires August 1, 1998

EXAMPLE 3 - Zoning Description

- 3 copies

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

95-230-A

ZONING DESCRIPTION FOR 13622 JARRETTSVILLE PIKE
(address)

Beginning at a point on the WEST side of JARRETTSVILLE
(north, south, east or west) (name of

PIKE which is 50 feet
street on which property fronts) (number of feet of right-of-way width)

wide at the distance of 900 north of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street SUNNYVIEW

NA (name of street)

which is _____ wide. *Being Lot # _____
(number of feet of right-of-way width)

Block _____, Section # _____ in the subdivision of _____
(name of subdivision)

as recorded in Baltimore County Plat Book # _____, Folio # _____, containing

_____. Also known as _____
(square feet or acres) (property address)

and located in the _____ Election District, _____ Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber _____, Folio _____" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

MICROFILMED

227

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-730-A

District 10th Date of Posting 1/13/95

Posted for: Adm Variance

Petitioner: Nostas & Teresa Krywonis

Location of property: 13577 Larnethville Rd, W/S

Location of Signs: Facing road way on property being zoned

Remarks: (No Pole used)

Posted by [Signature] Date of return: 1/20/95
Signature

Number of Signs: 1

RECEIVED





Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
95-230-A

Account: R-001-6150

Number

227.

Date

12-27-94.

KOSTAS, TENESA KRYWONIS.

13522 TANNETTSLICK PIKE.

010

REC. VAP.

1.50

080

1 SIGN.

35

TOTAL

1.85

SRD

MICROFILMED

02/02/2018 16:45:11

185.00

By: 0012558001 1-03-95

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 227

Petitioner: KOSTAS KRYWONIS

Location: 13522 JARRETTVILLE PIKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KOSTAS KRYWONIS

ADDRESS: 13522 JARRETTVILLE PIKE
PHOENIX MD 21131

PHONE NUMBER: (410) 683-4656

AJ:ggs

MICROFILMED

(Revised 04/09/93)



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-230-A (Item 227)
13522 Jarrettsville Pike
W/S Jarrettsville Pike, 900' N of Sunny View
10th Election District - 3rd Councilmanic
Legal Owner(s): Kostas Krywonis and Teresa Krywonis

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before January 30, 1995. The closing date (January 16, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Kostas and Terese Krywonis

RECEIVED
JAN 14 1995
BALTIMORE COUNTY



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1995

Mr. and Mrs. Kostas Krywonis
13522 Jarrettsville Pike
Phoenix, Maryland 21131

RE: Item No.: 227
Case No.: 95-230-A
Petitioner: Kostas Krywonis, et ux

Dear Mr. and Mrs. Krywonis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by, the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON
Dear Ms. Winiarski:

Re: Baltimore County
Item No.: * 227 (JRA)

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202


1/13/95

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 12, 1995

FROM: Pat Keller, Director 
Office of Planning and Zoning

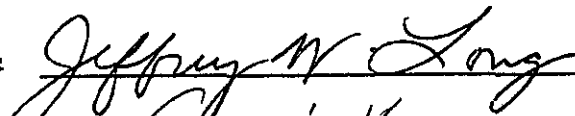
SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):

Item Nos. 226, 227, 231, 233, and 236

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:



Division Chief:



PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/12/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF JAN. 17, 1995

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 225, 226, 227, 229,
231, 232 AND 233.

RECEIVED
JAN 17 1995

ZADM

REVIEWER: LT. ROBERT F. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



RECEIVED

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: January 23, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

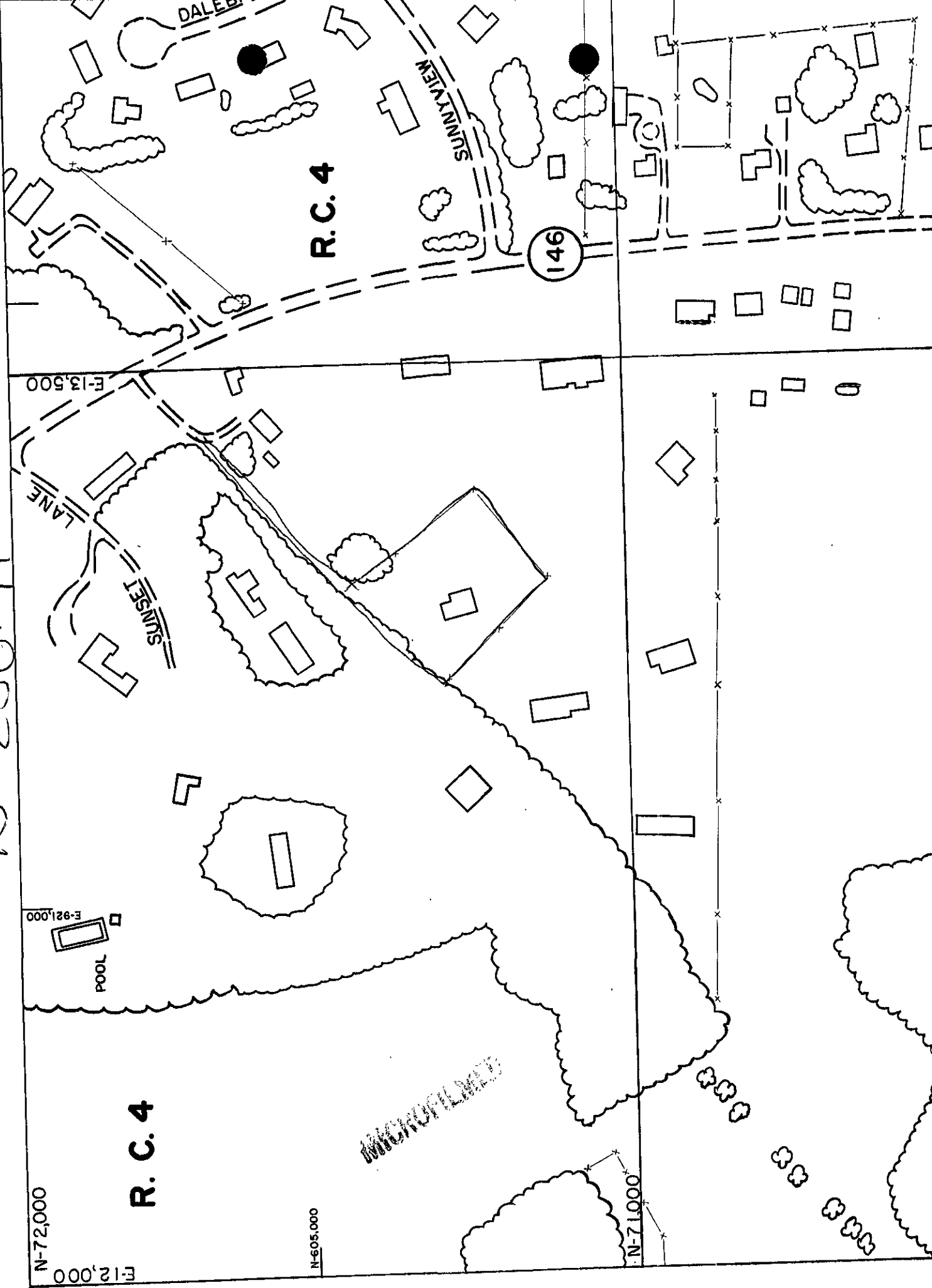
RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed
the subject zoning item and we have no comments.

RWB:sw

227.

95-230-A



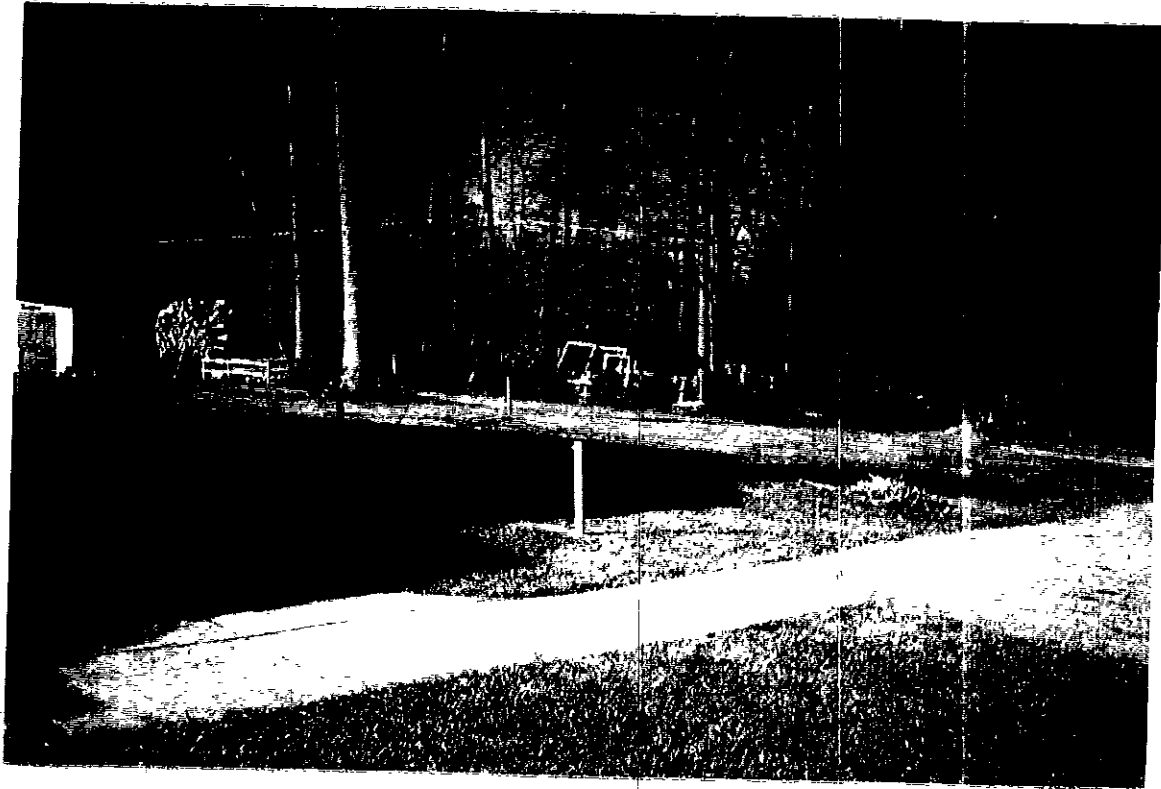


From house facing the proposed garage to the North,
looking at neighbor's shed. ^{Stakes} ~~Stakes~~ note proposed
addition.



MICROFILMED

From North Property line facing house. Stakes note ^{addition} proposed



Front of the house facing North. Stakes + line note proposed addition.



From driveway facing the proposed garage.

11/11/11



Facing North, showing trees on property and the distance to the closest neighbor. Stakes outline proposed addition.



Facing the driveway from the back yard.

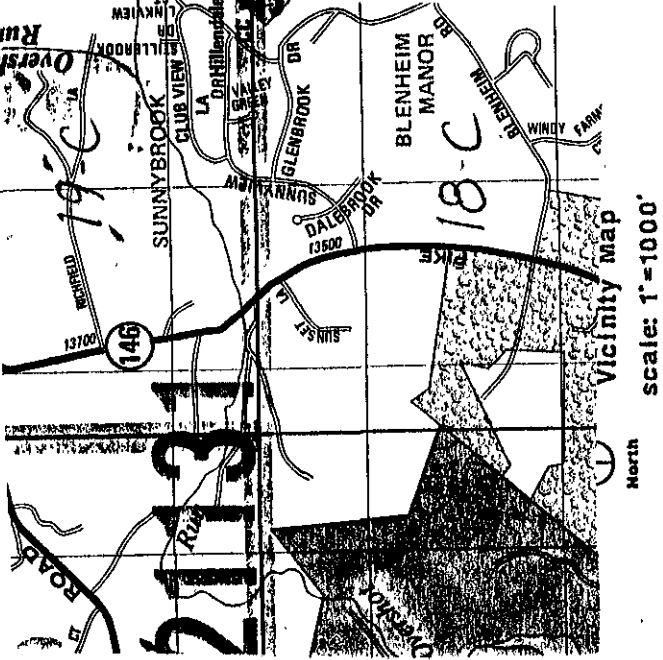
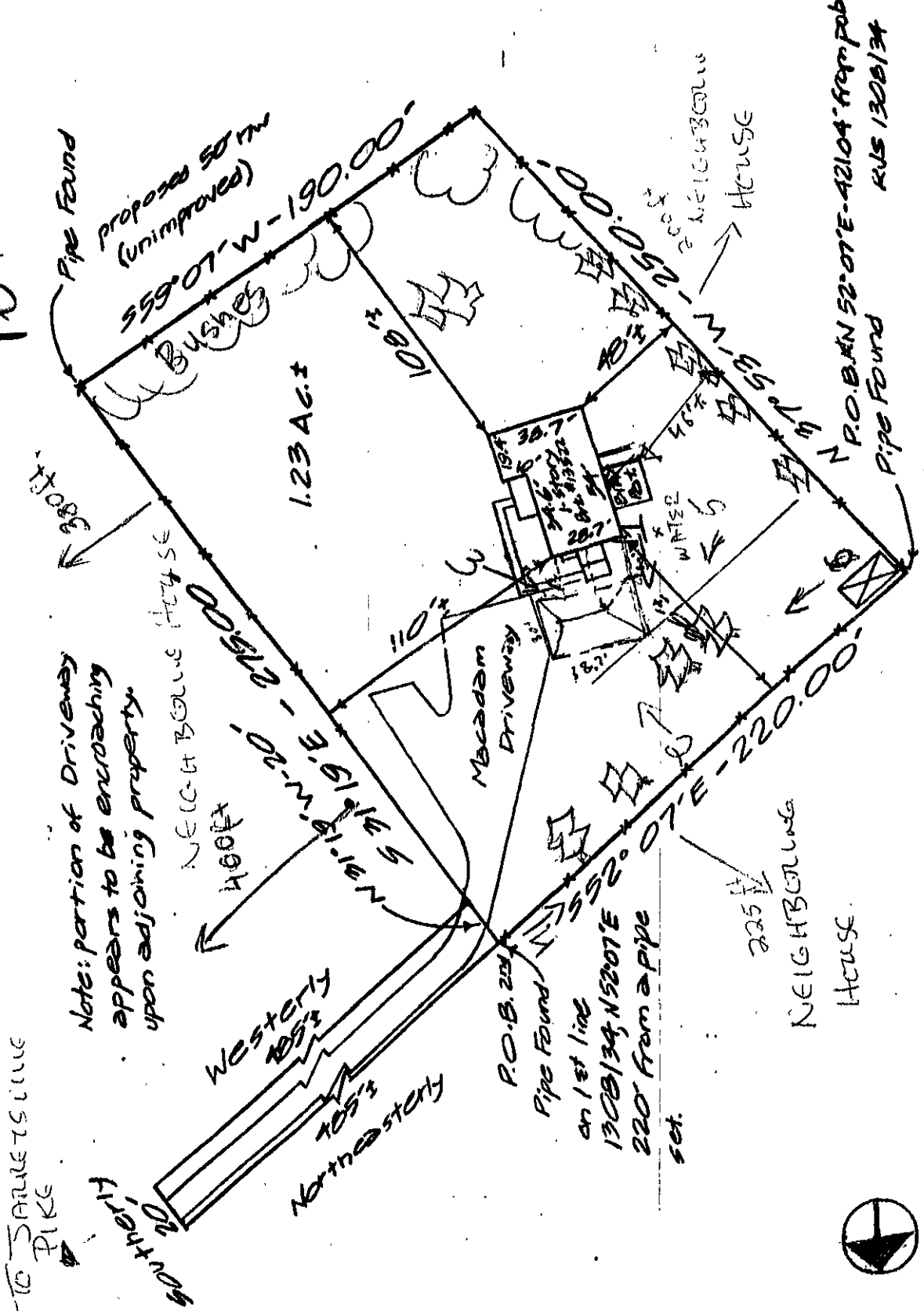
Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 13522 SARLETTSVILLE PIKE. see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: NA
plat book# NA, folio# NA, lot# NA, section# NA
OWNER: KOSTAS & TERESA KRYWONIS

95-230-A

PET. EX. 1



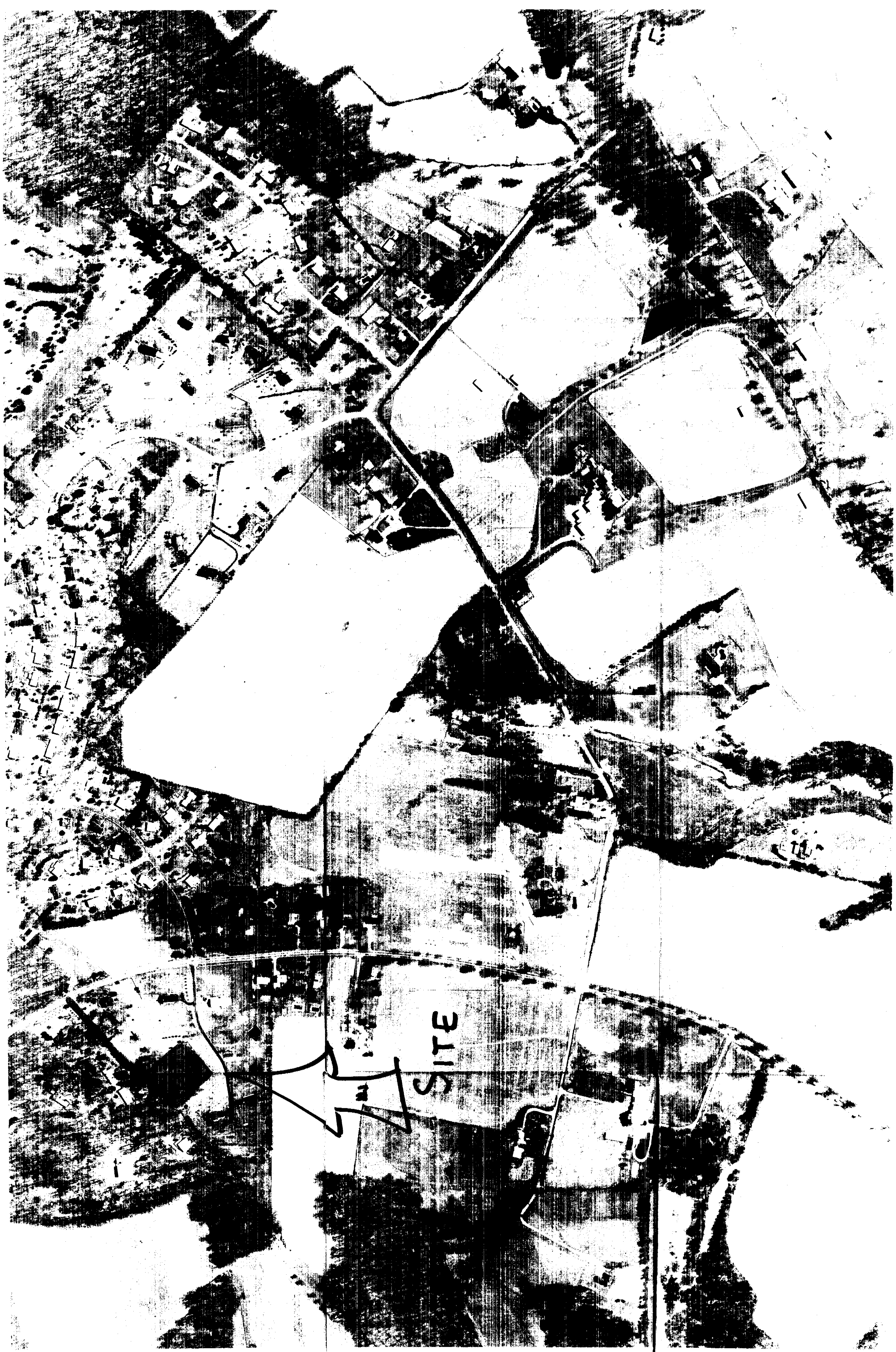
LOCATION INFORMATION

Election District: 10
Councilmanic District: 3
1"=200' scale map#: NE. 18-C.
Zoning: RC-4
Lot size: 1.23 acreage 1.23 square feet
SEWER: ☐ public ☒ private
WATER: ☐ public ☒ private
Chesapeake Bay Critical Area: ☐ yes ☒ no
Prior Zoning Hearings: None

Zoning Office USE ONLY!

reviewed by: SDM ITEM #: 227 CASE#:

date: CC
prepared by: CC
Scale of Drawing: 1"= CC



SCALE 1" = 200' ±
LOCATION MICROFILMED
SHEET N.E. 18-C
DATE OF PHOTOGRAPHY JANUARY 1986
WEST OF BLENHEIM

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

95-230-A

#227

IN RE: PETITION FOR ADMIN. VARIANCE
W/S Jarrettsville Pike, 900' N
of Sunny View Drive
(13522 Jarrettsville Pike)
10th Election District
3rd Councilmanic District
Kostas Krywonis, et ux
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-230-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

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The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion

of the Deputy Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 1st day of February, 1995 that the Petition for Administrative Variance seeking relief from Section 1A03.4.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 40 feet in lieu of the required 50 feet for a proposed attached garage and a rear yard setback of 45 feet in lieu of the required 50 feet for the existing dwelling, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, restrictions are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

February 1, 1995

(410) 887-4386

Mr. & Mrs. Kostas Krywonis
13522 Jarrettsville Pike
Phoenix, Maryland 21131

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Jarrettsville Pike, 900' N of Sunny View Drive
(13522 Jarrettsville Pike)
10th Election District - 3rd Councilmanic District
Kostas Krywonis, et ux - Petitioners
Case No. 95-230-A

Dear Mr. & Mrs. Krywonis:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration Office at 887-3391.

Very truly yours,
Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel
file



Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County

for the property located at 13522 Jarrettsville Pike
(which is presently zoned RC-4)

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A03.4.B.2 to allow a 40 ft. side yard setback in lieu of the required 50' for an attached garage and a 45 ft. rear yard setback in lieu of the required 50' for the existing dwelling.
SC-4 in an RC-4 zone.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty) The garage can not be built in any other place because of other obstructions. The back yard contains a well and an abundance of trees that are located just above the house. The practical difficulty for this garage is based on convenience and protection of the neighbors as well as the security during harsh weather.
Property is to be posted and advertised as prescribed by Zoning Regulations.
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

ORDER RECEIVED FOR FILING
Date 2/1/95
By [Signature]

Timothy M. Kotroco
TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

RECEIVED
DATE 1-3-95
ESTIMATED POSTING DATE 1-16-95

EXAMPLE 3 - Zoning Description (3 copies)

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR 13522 JARRETTSVILLE PIKE
(address)

Beginning at a point on the WEST side of JARRETTSVILLE
(north, south, east or west) (name of street)
PIKE which is 50 feet
(number of feet of right-of-way width)
street on which property fronts)
wide at the distance of 900 feet
(number of feet) (north, south, east or west)
centerline of the nearest improved intersecting street SUNNYVIEW
(name of street)

which is NA wide. *Being Lot #
(number of feet of right-of-way width)

Block #, Section # in the subdivision of
(name of subdivision)

as recorded in Baltimore County Plat Book #, Folio #, containing
(square feet or acres) (property address)

and located in the Election District, Councilmanic District.

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the lot, block and subdivision description as shown, instead state: "As recorded in Deed Liber #, Folio # and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

CK/RESID (TKT/DPH)
REVISED 5/16/94

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 10th Date of Posting: 1/16/95
Posted by: Kostas & Teresa Krywonis
Petitioner: Kostas & Teresa Krywonis
Location of property: 13522 Jarrettsville Pike, 900' N of Sunny View Drive
Location of Signs: 13522 Jarrettsville Pike, 900' N of Sunny View Drive
Remarks: (As per above)
Posted by: [Signature] Date of return: 1/16/95
Number of Signs: 1

Baltimore County
Zoning Administration & Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204
Account: 9-091-0100
Number: 227.
12-27-94
Kostas & Teresa Krywonis
13522 Jarrettsville Pike
010 Rm. 101 1:50
080 1st fl. 1:35
1:35

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come free and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

Arnold Jablon, Director

For newspaper advertising:

Item No.: 227

Petitioner: KOSTAS KRYWONIS

Location: 13522 JARRETTSVILLE PIKE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: KOSTAS KRYWONIS

ADDRESS: 13522 JARRETTSVILLE PIKE

PHOENIX MD 21131

PHONE NUMBER: (410) 683-4656

AJ:ggg

(Revised 04/09/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 11, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 95-230-A (Item 227)
13522 Jarrettsville Pike
W/S Jarrettsville Pike, 900' N of Sunny View
10th Election District - 3rd Councilmanic
Legal Owner(s): Kostas Krywonis and Teresa Krywonis

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before January 30, 1995, the closing date (January 16, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Changes related to the reposting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Director

cc: Kostas and Teresa Krywonis

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 23, 1995

Mr. and Mrs. Kostas Krywonis
13522 Jarrettville Pike
Phoenix, Maryland 21131

RE: Item No.: 227
Case No.: 95-230-A
Petitioner: Kostas Krywonis, et ux

Dear Mr. and Mrs. Krywonis:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approving agencies, has reviewed the plans submitted with the above referenced petition. Said petition was accepted for processing by the Office of Zoning Administration and Development Management (ZADM), Development Control Section on January 3, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties; i.e., zoning commissioner, attorney, petitioner, etc. are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

1-13-95

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204
ATTN: MS. JOYCE WATSON

Re: Baltimore County
Item No.: *227 (JRA)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: January 12, 1995

FROM: Pat Keller, Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning and Zoning has no comments on the following petition(s):
Item Nos. 226, 227, 231, 233, and 236

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: Jeffrey W. Long

Division Chief: Cheryl Kenna

PK/JL

ITEM226/PZONE/TKJL

Baltimore County Government
Fire Department

700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 01/13/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
PAT. KELLER

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION REET ON W. JOPPA RD.

FROM: SEE BELOW Zoning Agency

Continued:

For information to your petition, the referenced property has been surveyed by the Survey and the proposed plans are applicable and designed to be collected or incorporated into the final plans for the property.

3. The Fire Department's Office has no comments at this time in reference to the following item numbers: 226, 227, 231, 233, and 236.

RECEIVED
JAN 17 1995

ZADM

REVIEWER: LT. ROBERT A. SWEETLAND
FIRE DEPARTMENT PHONE 887-4501, EXT. 1100

01/13/95

Printed on Recycled Paper

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

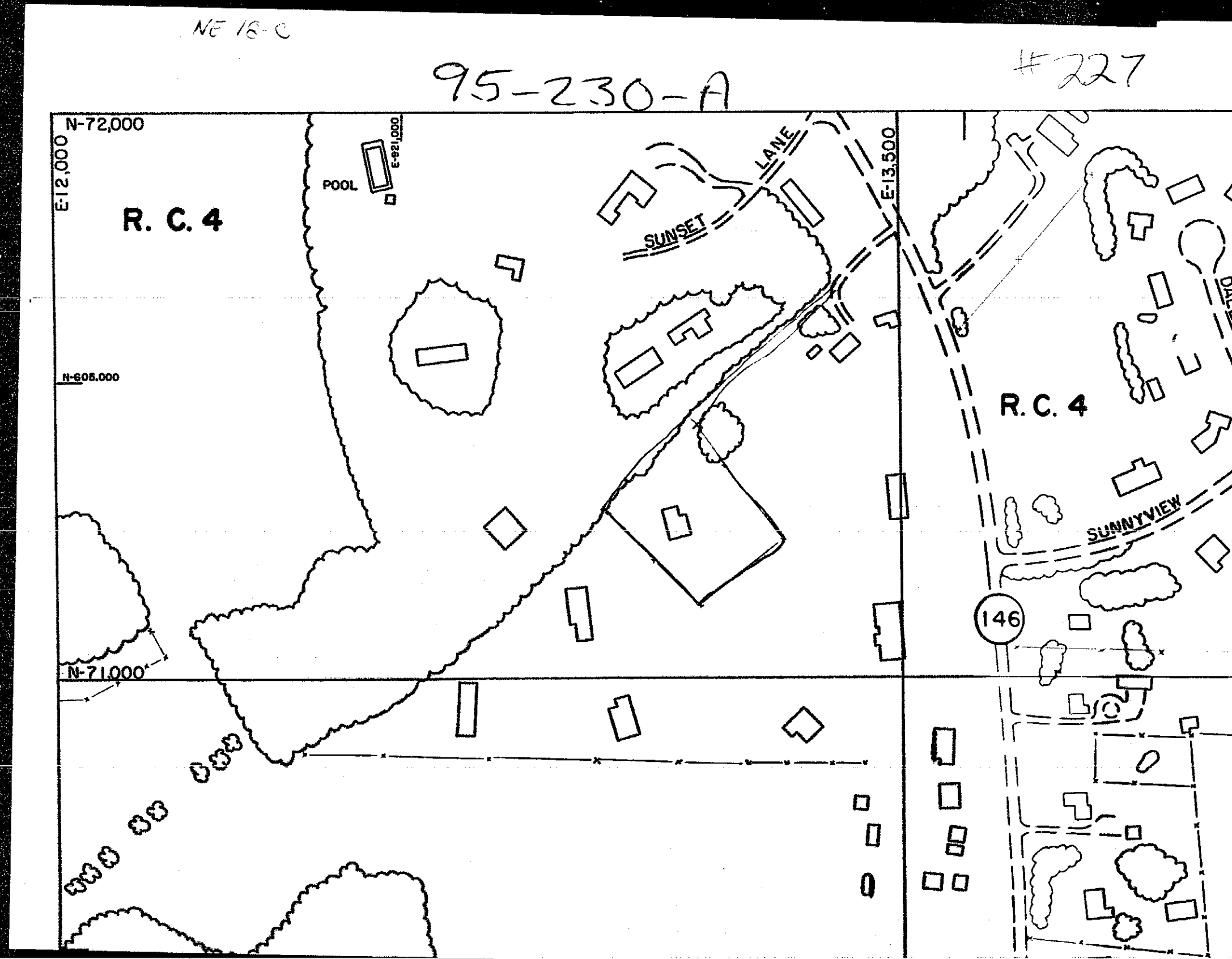
DATE: January 23, 1995

FROM: Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for January 23, 1995
Items 225, 226, 227, 229, 230, 231, 232, 233,
234, and 236

The Developers Engineering Section has reviewed the subject zoning item and we have no comments.

RWB:sw



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 13522 JARRETTVILLE PIKE

see pages 5 & 6 of the CHECKLIST for additional required information

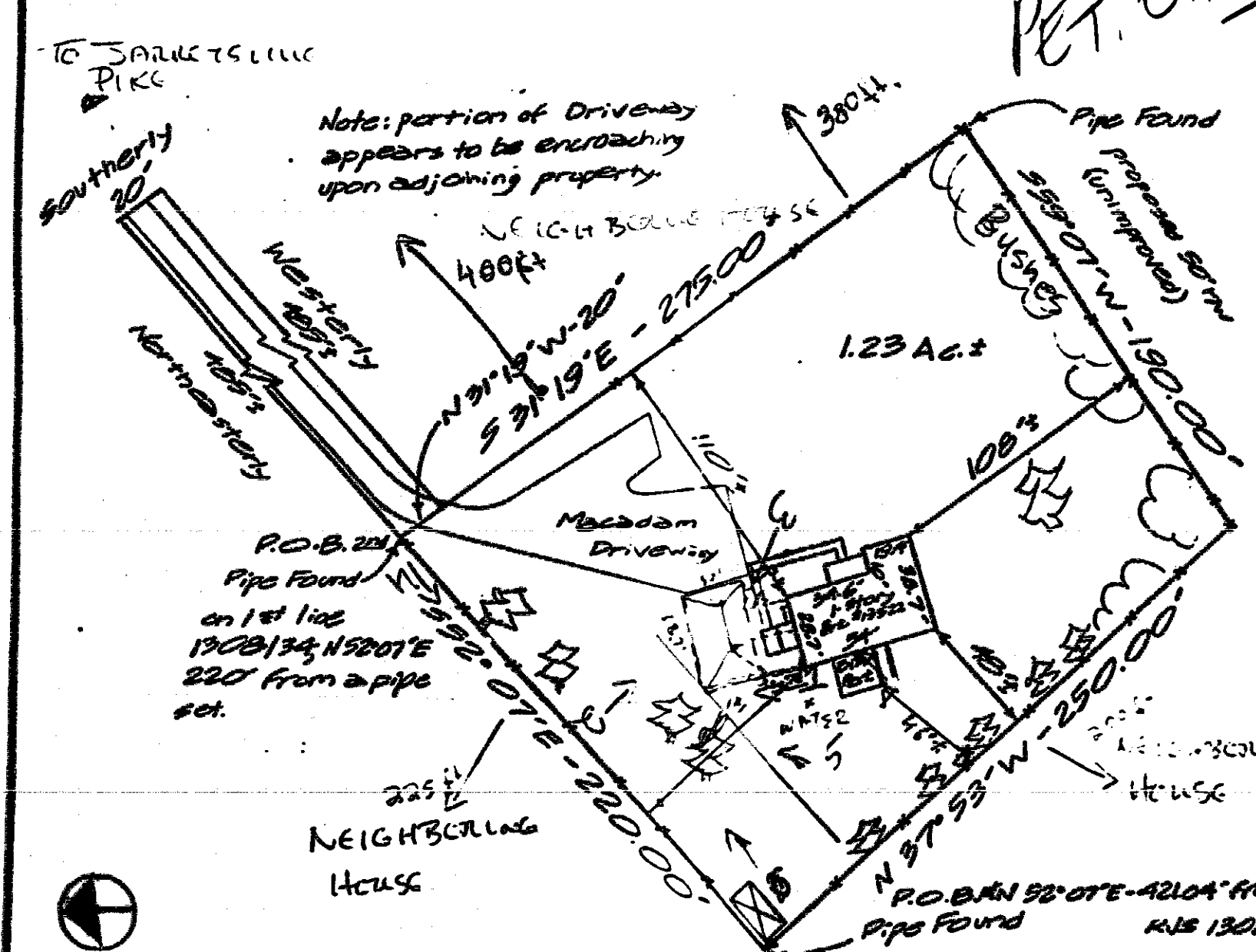
Subdivision name: NA

Plat book# NA folio# lot# section#

OWNER: KOSTAS TERESA KRYWONIS

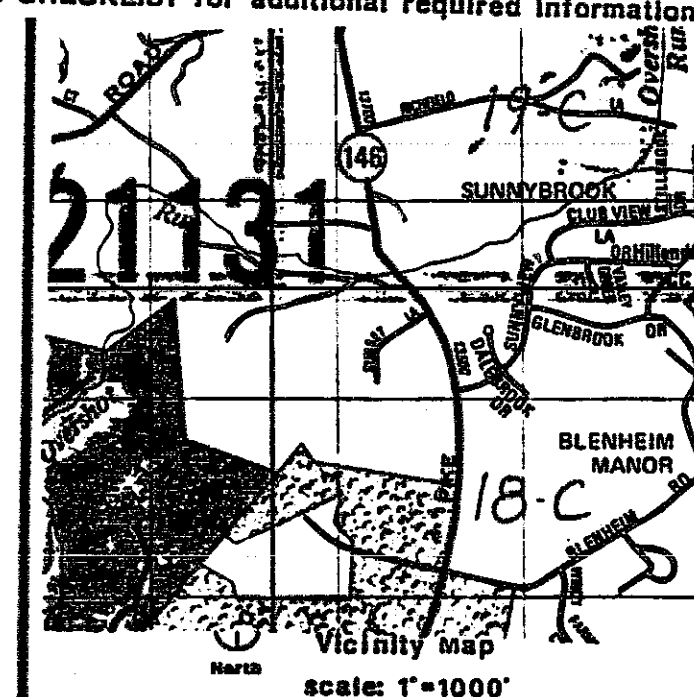
95-230-A

PET. EX. 1



North
date: _____
prepared by: _____

Scale of Drawing: 1" = 60'



LOCATION INFORMATION

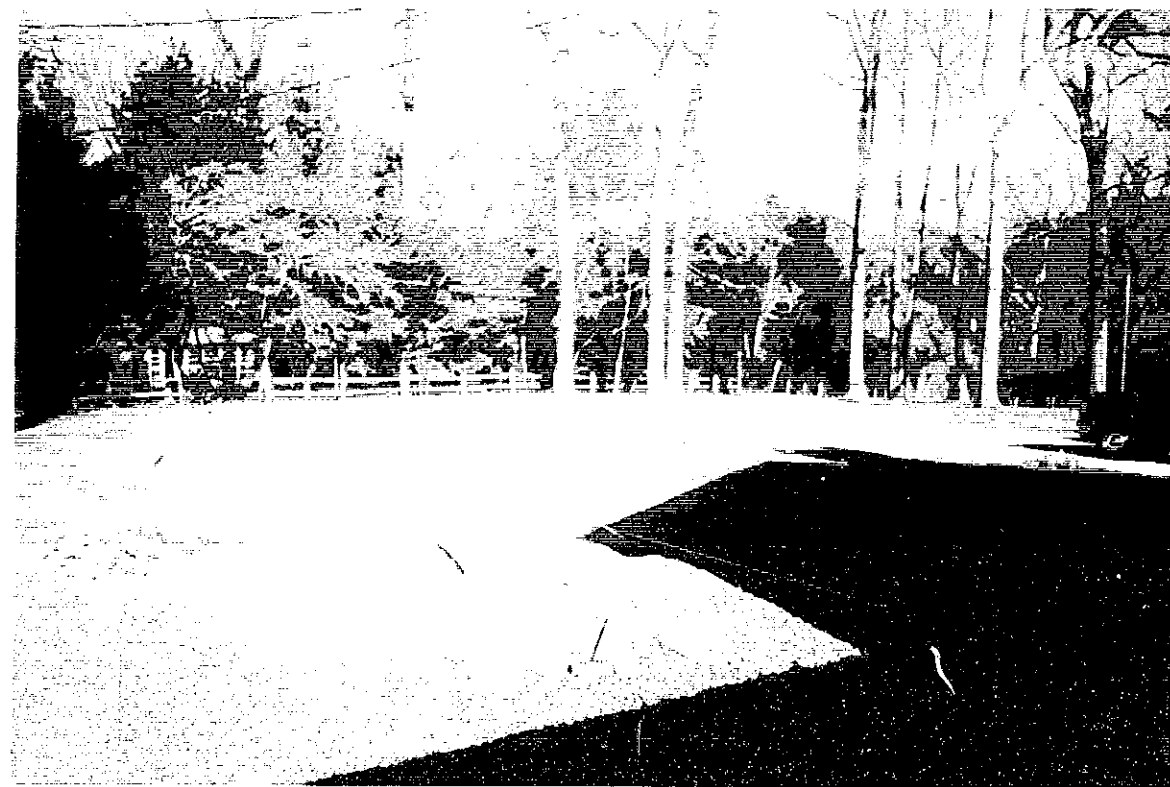
Election District: 10
Councilmanic District: 3
1"=200' scale map# NE-18-C
Zoning: RC-4
Lot size: 1.23
acreage square feet
SEWER: ☐ public ☐ private
WATER: ☐ public ☐ private
Chesapeake Bay Critical Area: ☐ public ☐ private
Prior Zoning Hearings: None

Zoning Office USE ONLY!

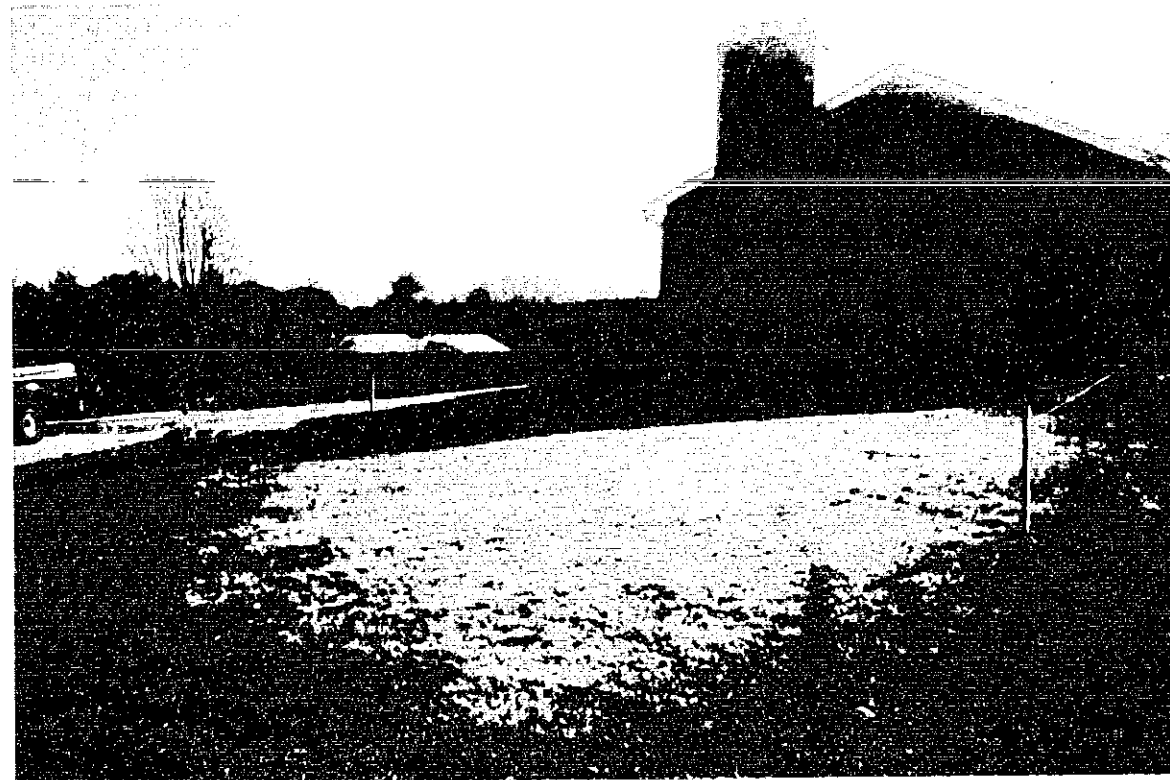
reviewed by: ITEM #: CASE#:

JOMA 227

95-230-A

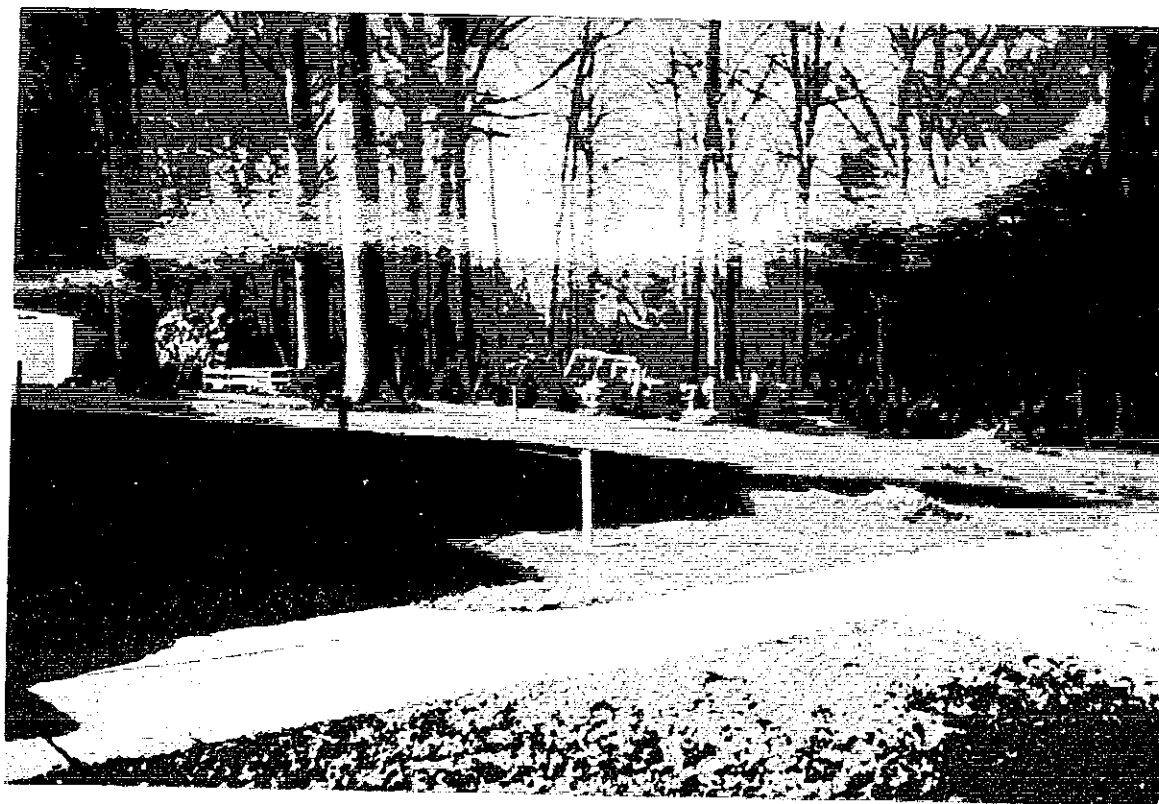


From house facing the proposed garage to the North.
Stakes looking at neighbor's shed. ~~Stakes~~ note proposed addition.

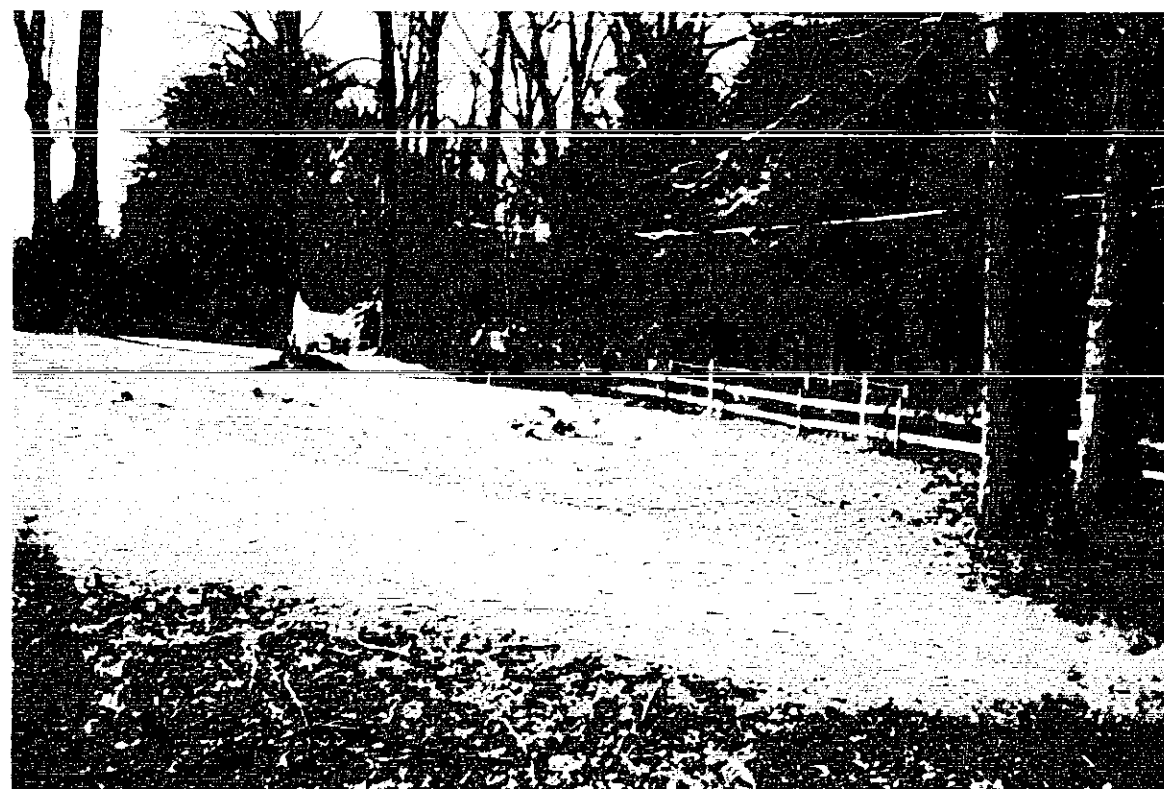


From North Property line facing house. Stakes note ^{addition} proposed.

95-230-A



Front of the house facing North. Stakes & line note proposed addition.



From driveway facing the proposed garage.

95-230-A



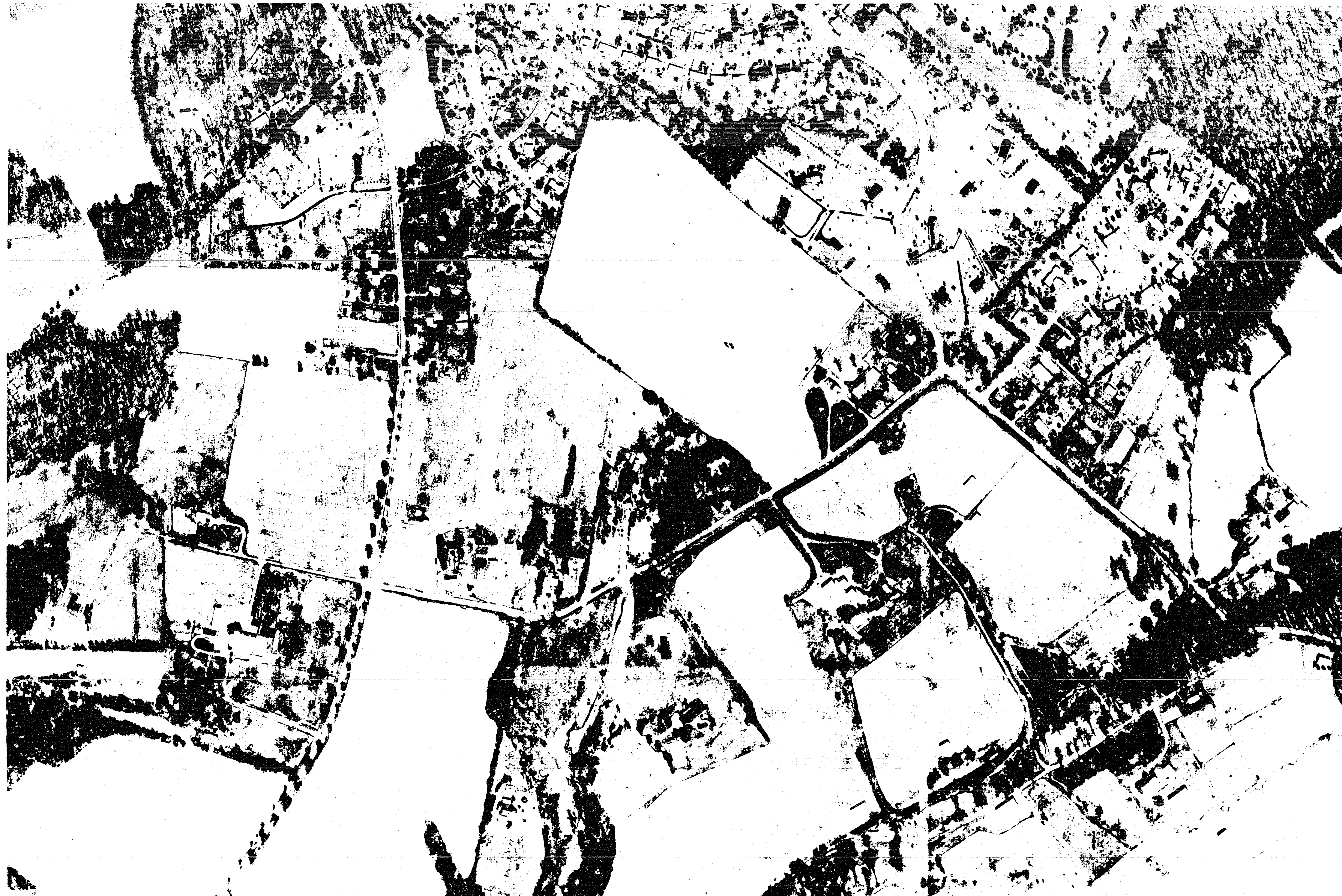
Facing North, showing trees on property and the distance to the closest neighbor. Stakes outline proposed addition.



Facing the driveway from the back yard.

#727

95-230-A



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

LOCATION

SHEET

DATE
OF
PHOTOGRAPHY
JANUARY
1986

WEST OF BLenheim

N E
18-C